

COMMONWEALTH OF MASSACHUSETTS

2006 SMART GROWTH AWARDS



Recognizing Outstanding Efforts
to Promote Sustainable Develop-



December 1, 2006



COMMONWEALTH OF MASSACHUSETTS 2006 SMART GROWTH

Town of Barnstable & Cape Cod Commission Revitalization of Downtown Hyannis &

Hyannis is an historic center of development for the Town of Barnstable and Cape Cod. However, single use zoning and lack of investment had prevented the area from realizing its full potential.

Barnstable has recently developed new:

- 1) Hyannis Village Zoning,
- 2) Streetscape & Public Space Improvements,
- 3) Cultural Programs,
- 4) a Design and Infrastructure Plan,
- 5) Government restructuring to promote an interdisciplinary approach to planning and growth,
- 6) Regulatory Agreements that allow for flexible approvals and,
- 7) Local Comprehensive Planning that is tied to capital planning.

Also, the Cape Cod Commission authorized the creation of municipal Growth Incentive Zones ("GIZ"). These promote mixed uses, and identify offsets to growth anticipated within the GIZ. Hyannis was designated the first GIZ, allowing 600 residential units and 585,000 s.f. of non-residential development. The same amount of growth will be offset outside the GIZ.



Mixed use, compact development is happening in Hyannis. Since adoption of the zoning and the GIZ, three mixed use projects located next to or near the regional transit terminal, and four residential developments in downtown have been either proposed or permitted.

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Town of Cohasset & Norfolk Ram Group LLC

Cohasset is a South Shore community with a population of 7,261. Approximately 90 percent of the drinking water supply comes from the Lily Pond surface water treatment plant.

Lily Pond is a shallow 51 acre pond with a watershed of 1,603 acres. The pond is eutrophic. Flow to Lily Pond is supplied by Peppermint Brook and Brass Kettle Brook

The reduction of nutrient loads and control of in-lake vegetation were identified as goals in the development of pond and water supply management strategy. Low Impact Development Techniques were instituted to treat roadway runoff prior to discharge to the pond.

The BMPs selected include Bioretention Cells (Raingardens) and vegetated bioretention swales. A demonstration Raingarden was constructed as an educational tool for the community.

Five Raingardens and two vegetated bioretention swales were constructed in the road right-of-way. Twenty-six additional raingardens will be constructed.

The runoff filters through specially engineered soil. This natural process reduces pollutant and nutrient levels, reduces elevated temperatures of stormwater during summer months, and attenuates peak flows. The treated stormwater is collected by under-drains and returned to the stormwater system or infiltrated back into the ground.

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Town of Mashpee Cluster Development Zoning Bylaw

Inspired by concerns about preservation of agriculture, affordable housing, concepts in the Commonwealth Capital program and the need to update the existing by-law to reflect Smart Growth principles, the cluster bylaw was developed based on discussions with farmers and developers, literature review and a series of meetings with the Planning Board. Town Meeting approved this unanimously on October 16, 2006

Highlights

- For properties over 5 acres, mandatory cluster subdivision by special permit.
- Minimum acreage reduced from 10 acres to 2x lot size of the zoning district.
- Open space must protect wildlife habitat, wetlands and prime agricultural soils.
- A specific design process must be followed.
- Dimensional requirements eliminated. Planning Board establishes for each project.
- Deed restrictions must be recorded within 180 days.
- Open space increased from 35% to 50%. Agricultural uses & structures can be permitted by the Board in the open space.
- Lot bonuses for open space beyond 50%.
- 1 of each 10 lots must be reserved for a deed-restricted home that meets Ch. 40B requirements. For each affordable lot, one bonus lot may be created.
- Special permits lapse if 50% of streets & utilities not completed or secured within 2 years.
- Definitive plans may proceed concurrently with the cluster special permit.

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COMMONWEALTH OF MASSACHUSETTS 2006 SMART GROWTH

City of Medford & National Development

Station Landing is a new transit-oriented waterfront community being developed on a 16 acre site at Wellington Circle in Medford. The project will include 650 residential units, 100,000 square feet of street level retail, a fitness club, a 190 room hotel, 165,000 square feet of office space and a 1900 car parking garage.

It has an active 'main street' that terminates at a waterfront park on the Mystic River. There will be direct pedestrian access to the Wellington MBTA stop via an enclosed skywalk

Phase I of Station Landing includes 292 apartments and 68,000 square feet of street level retail in 2 six-story buildings. Phase II includes a twelve-story condominium. Phase III will include the sports club. Future phases include expansion of the existing parking garage, the hotel, 231 residential units and additional retail.

The City of Medford created a new Mixed Use Zoning District (MUZ) to allow the mix of uses proposed for the site.

By completion, National Development will have invested \$500 million in redeveloping this long blighted and underutilized area of the city.

Station Landing succeeds in concentrating development in a manner that creates an urban village that emphasizes a pedestrian experience.

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COMMONWEALTH OF MASSACHUSETTS 2006 SMART GROWTH

City of Pittsfield



Pittsfield is the regional center for retail, business and financial services. Situated in the center of the Berkshires, Pittsfield is strengthening its economy through downtown revitalization and by embracing a creative and cultural economy – including the development of new cultural destinations, support for the Store-front Artist Project that has resulted in over 50 downtown artist studios, and sponsorship of a diversity of festivals and events.

The purpose of the Downtown Arts Overlay District is to enhance the vitality of downtown by fostering a mix of uses. It creates a core of arts, cultural, and residential activities; encourages pedestrian activity as part of entertainment and residential uses, mixed with traditional retail and business activities; and nurtures artistic contributions to the city.

Since enactment of the ordinance, the City has permitted:

- 50+ units of market rate housing;
- Two artistic textile manufacturing businesses, each of which also adaptively reused abandoned buildings; and
- A state of the art cinema center, again adaptively reusing a downtown building including the historic restoration of the building façade.

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South Shore Tri-Town Development Corporation, the towns of Abington and Rockland, The City of Weymouth, and LNR Corporation

SouthField is a 1,450 acre mixed-use redevelopment of the former South Weymouth Naval Air Station, a Superfund site.

This environmentally-sensitive, master-planned mixed-use community will be built around a pedestrian friendly Village Center. SouthField will be a vibrant, thriving community where people can live, work, shop and play. It will generate regional benefits including jobs, affordable and workforce housing units, new water, wastewater and transportation infrastructure, and substantial financial resources for host communities.

The project area encompasses the three communities in which the former Base is located: Abington, Rockland and Weymouth. SouthField has demonstrated an unparalleled level of collaboration among the host communities, LNR property Corporation who is the developer, regional planning agencies, and state and federal environmental agencies throughout the project development.

Sustainability initiatives include:

- Low Impact Development
- Water Conservation
- On-Site Wastewater Treatment:
- Heat Island Reduction
- Landscape Management
- Multi-Modal Transportation:
- Green Development



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COMMONWEALTH OF MASSACHUSETTS 2006 SMART GROWTH

WEIR Corporation & City of Taunton

Robertson on the River is a mixed-use historic mill redevelopment located in Taunton's Weir Village neighborhood. The development, which opened in October 2005, features 64 affordable loft-style apartments and 20,000 SF of office and commercial space.

As part of a strategy to restore the economy and outlook of Weir Village, the WEIR Corporation and the City of Taunton targeted the 140,000 SF 6.5 acre mill property for redevelopment. For over 10 years the mill was boarded up and mostly unoccupied. It was a blight on the neighborhood as well as hazard due to its contaminated soil. It is also located on the Taunton River.

Today, Robertson on the River has had a successful impact on the neighborhood. It is 100 % occupied with a waiting list for occupancy. In addition to the apartments, four new businesses have opened in the building currently employing over 30 people. One of the businesses is a kayak and canoe store which offers tours of the river from the site. The redevelopment also included a new greenway park along the river.

Robertson on the River serves as a model project for its historic sensitivity in restoring the mill, adaptively reusing the mill for mixed- use and for providing needed affordable rental units as well as opening up access to the river to the public through the creation of the greenway.

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Town of Westborough & Westboro Village

Based on recommendations from the Town of Westborough's Master Plan Update process, Town Meeting endorsed the creation of Transit- Oriented Village Zoning near the MBTA commuter rail station..

The Master Plan Advisory Committee, with the town's consultant, drafted language to create the Transit-Oriented Village district. The purpose of the zoning is to encourage "village-oriented" transit development, including mixed uses, smaller and more affordable residential units and to protect open space. Density may be increased by using transfer of development rights (TDR).

As a result of the rezoning, Westboro Village LLC proposed a 35 acre development with 350 units (20% affordable). Many units will face onto common greens. Pedestrian connections to the train station are provided. Some buildings will have commercial on the first floor, offices on the second and residential on the upper floors. Using the TDR provision, a 26 acre parcel of land off-site will be protected.

The Westborough Transit-Oriented Village zoning and its Westboro Village development embody the principles of smart growth and are excellent examples of how suburban communities can respond to growth and development issues around a transit station.

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